



168 Citadel Close NW
Calgary, Alberta

MLS # A2156978



\$650,000

Division:	Citadel		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,833 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to this exceptional home boasting with pride of ownership! Nestled in the quiet, family-oriented neighborhood of Citadel, this home allows for easy access to major roads like Stoney Trail, Sarcee Trail, and Country Hills. Offering over 2,200 square feet of uniquely developed living space, this home is designed to impress. As you step inside, you're greeted by a spacious living and dining area that opens up with vaulted ceilings, creating a bright and airy atmosphere. The layout flows effortlessly, making it perfect for both family living and entertaining guests. The third level features a large, open family room, ideal for gatherings, movie nights, or a cozy retreat. Outside, the large backyard is a standout feature, complete with a cement pad that's perfect for outdoor dining, barbecues, or simply enjoying the open space. There's plenty of room for gardening, play, or future landscaping projects. Located on a quiet street, this home is close to a variety of amenities and just a few minutes' drive to the Beacon Hill Shopping Centre. With its ideal location and spacious layout, this home offers the perfect blend of comfort, convenience, and style. Don't miss your chance to make it yours!